

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-103

Petitioner: Lat Purser & Associates, Inc.
Rezoning Petition No.: 2020-103
Property: ± 5.92 acres located at the northeast intersection of Providence Road and Alexander Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Tuesday, September 1st, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 8/18/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Tuesday, September 1st, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Adam Purser and Casey Gebhardt with Lat Purser & Associates. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean introduced the development team including Adam Purser. Mr. Purser gave a brief overview of Lat Purser & Associates. Headquartered in Charlotte for 59 years, Lat Purser & Associates is a 3rd generation family owned and operated development company that specializes in retail, office, and boutique multi-family developments.

Mr. MacVean reviewed the current site conditions as well as the conditional rezoning process and schedule.

The site plan associated with this rezoning petition proposes to develop an infill community with up to 76 attached single-family homes, a decrease of 11 units since the last submittal. The proposed development will have a minimal increase in peak AM/PM trips over the by-right single-family zoning for the site. In following with the General Development Policies (GDPs), this proposal will allow for a balanced mix of housing types and densities to accommodate a variety of households. Access to the Site will be from Providence Road and Alexander Road.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees had concerns about traffic, access, and roadway improvements. The proposed development will increase AM peak trips by 19 total trips and PM peak trips by 25 total trips in comparison to the by-right zoning. The trip generation data table is provided independently by the Institute of Transportation Engineers and indicates that attached units have fewer calculated trips per unit than single-family homes. Access to the Site will be from Providence Road and Alexander Road with the final driveway placement to be determined during the permitting process. A new right-turn lane will be constructed onto Providence Road as well as an 8-foot sidewalk and a 8 foot planting strip along Providence and Alexander Roads. The development will take approximately fourteen months to complete with roadway improvements requiring 6-8 weeks. The Petitioner does not anticipate road closures during construction and has received no additional requests for CDOT improvements at this time. The Petitioner will continue to work with CDOT to mitigate safety concerns with potential U-turns on Providence Road.

Residents inquired about the proposed zoning designation and housing types proposed. The request to change the zoning designation will allow for the construction of attached dwelling units. The change in zoning to UR-2(CD) will also create enhanced buffers and building orientation that is not dictated in the current zoning. The attached single-family homes will have 1, 2, or 3 bedrooms with rents between \$1200-\$3000 per month. The community will be managed full-time by on-site staff. The approval of this conditional plan will run with the land and the proposed use cannot be changed without a new rezoning petition.

Attendees asked if there were impact fees for CMS associated with this development. It was explained that Mecklenburg County does not have impact fees and the schools impacted by this development, Lansdowne, McClintock, and East Meck., will have a minimal increase in students. The development will also pay considerably more in property taxes than a by-right development which will go to the City and County to support the local schools.

Neighboring residents inquired about environmental impacts of this development. The proposed site plan has a minimum of +/-50% open space, including tree save and buffers to the adjacent properties. The development will continue to drain into the creek, at a controlled rate, from the water detention areas on-site and will not disrupt the natural flow.

Keith MacVean thanked those in attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner has reduced the number of units from 76 to 71 in accordance with the recommendations of the General Development Policies.

cc: Ed Driggs, Charlotte City Council District 7 Representative
David Pettine, Charlotte Planning, Design and Development Department
Lat Purser, Lat Purser & Associates, Inc.
Adam Purser, Lat Purser & Associates, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2020-103	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-103	21337101	LAKE CITY TRACTOR SUPPLY LLC				122 CHEROKEE RD STE 2		CHARLOTTE	NC	28207
2020-103	21307641	HPA JV BORROWER 2019-1 ML LLC				180 N STETSON AVE STE 3650		CHICAGO	IL	60601
2020-103	21337103	BLACK	WILLIAM ERNEST III	ELAINE H	BLACK	2101 CUMBERLAND AVE		CHARLOTTE	NC	28203
2020-103			Candlewyck Homeowne	Bill	Majercsik	2307 Lawton Bluff Rd		Charlotte	NC	28226
2020-103			Brandywine Homeowner	Bunnie	Owen	2309 Christensens Ct		Charlotte	NC	28270
2020-103	21307287	GORDON	MARC R	GAYLE S	GORDON	2311 VESTRY PL		CHARLOTTE	NC	28270
2020-103	21102128	JERMAN	H BENNETT JR			2500 ENGLISH MEADOWS LN		CHARLOTTE	NC	28226
2020-103	21102152	MURRAY	SCOTT S			2504 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102151	WILLIAMS	MARK	JULIE	WILLIAMS	2508 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102150	WILLIAMS	PAUL	MARGARET	WILLIAMS	2512 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102153	LANG	GARY R	TERRY L	VEDDER	2515 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102148	XU	BINHUI	YU JIA	HUO	2520 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102154	ALCANTAR	GABRIELA C			2523 OLD WHITE LN		CHARLOTTE	NC	28226
2020-103	21102147	MCGINN	PATRICIA			2524 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103			Oxford Park	Dennis	Grills	2525 Lynbridge Drive		Charlotte	NC	28226
2020-103	21102155	WANDLER	SUSAN S			2527 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102156	NEVASKAR	ARUN D	MADHUMITA	NANDI	2531 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102157	MENG	LUOPING	ZHENG YU	SUN	2535 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102158	TAYLOR	OWEN E	LAURA P	TAYLOR	2539 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103	21102159	KATZMAN	CRAIG B	CYNTHIA H	KATZMAN	2543 OLDE WHITE LN		CHARLOTTE	NC	28226
2020-103				Gretchen	Brown	2720 Flintgrove Road		Charlotte	NC	28226
2020-103			Candlewyck Homes Ass	Megan	Dunn	2745 Quailrush Rd		Charlotte	NC	28226
2020-103			Providence Springs	Doyle	George	3214 Springs Farm Ln		Charlotte	NC	28226
2020-103	21102160	OLDE WHITE MANOR HOMEOWNERS ASSOCIATION				4430 FOREST HILLS DR		CHARLOTTE	NC	28226
2020-103	21102149	AL-ANI	KOUSAY M			448 HURSTON CIRCLE		CHARLOTTE	NC	28208
2020-103			Arbor Estates	S.B.	Coyne	6136 Rhone Dr		Charlotte	NC	28226
2020-103			Providence Landing Atri	Hank	Panzer	6300 Saddlebrook Ct		Charlotte	NC	28226
2020-103			Pellyn Place Homeowne	Stephanie	Robinson	6329 Bentridge Dr		Charlotte	NC	28226
2020-103	21306113	MCDONALD	NONA HODGE	STEPHANIE MCDONALD	BLACK	6500 ALEXANDER RD		CHARLOTTE	NC	28270
2020-103			Crown Colony Neighborl	Melinda Munn	Rose	6500 Shaftesbury Rd		Charlotte	NC	28270
2020-103	21306141	BOYD	CALEB B	KRISTEN J	BOYD	6501 HUNTER PINE LN		CHARLOTTE	NC	28270
2020-103	21306142	HOLLIDAY	OSBORNE PETER IV			6509 HUNTER PINE LN		CHARLOTTE	NC	28270
2020-103	21307649	FULTON	MARGARET			6510 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21307648	MERCHANT	OWAIS S			6514 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21337102	JACKSON	THOMAS A	SARA L	JACKSON	6517 ALEXANDER RD		CHARLOTTE	NC	28270
2020-103	21307626	YUNDA	FERNANDO	MARIA VICTORIA	YUNDA	6517 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21306143	STEGER	CLARENCE DON	ELIZABETH S	STEGER	6517 HUNTER PINE LN		CHARLOTTE	NC	28270
2020-103	21307647	AL-ASFAR	MUSTAFA M			6520 ELFREDA RD		CHARLOTTE	NC	28226
2020-103			Hampton Leas	Sheryl	Johnson	6520 Pensford Lane		Charlotte	NC	28270
2020-103	21307627	STEWART	JEFFREY J	KATHERINE E	STEWART	6523 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21307646	BEAN	REGINALD			6524 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21306144	ARROWOOD	JARED	NATALIE	ARROWOOD	6525 HUNTER PINE LN		CHARLOTTE	NC	28270
2020-103	21307645	ROBINSON	DAVID			6528 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21307628	KRAVCHENKO	SERGIY O			6531 ELFREDA RD		CHARLOTTE	NC	28270
2020-103			Cedars East	Charles A.	Newton	6536 Cedar Croft Dr		Charlotte	NC	28270
2020-103	21337131	CHOTARD	CHRIS	MILENA	CHOTARD	6545 ALEXANDER RD		CHARLOTTE	NC	28270
2020-103	21307644	DIXON	DONALD W	MAGGIE J	DIXON	6600 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21102104	ROBBINS	BROCK			6600 PROVIDENCE RD		CHARLOTTE	NC	28226
2020-103	21337113	ZHAO	NING			6600 SUMMER DARBY LN		CHARLOTTE	NC	28270
2020-103	21307643	SCHWANKE	CATHERINE CARRIER			6604 ELFREDA RD		CHARLOTTE	NC	28270
2020-103	21337112	PRATER	STEPHEN L	JANE D	PRATER	6604 SUMMER DARBY LN		CHARLOTTE	NC	28270
2020-103	21307629	TAM	KONG HUNG		LINH MY	6605 ELFREDA RD		CHARLOTTE	NC	28270

2020-103	21307642	NICHOLSON	ADAM	RACHELLE	NICHOLSON	6608 ELFRED RD	CHARLOTTE	NC	28270
2020-103	21307630	BELTRONDO	BRADFORD	TIFFANY	GARMANY	6609 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21337111	CROTTS	BRADLEY F	ALLISON G	CROTTS	6612 SUMMER DARBY LN	CHARLOTTE	NC	28270
2020-103	21307631	HIGH	GWENDOLYN G			6615 ELFREDA RD	CHARLOTTE	NC	28226
2020-103	21307640	JOTWANI	MARK T	CHRIS J	JOTWANI	6616 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21307639	KEIL	KIMBERLY L			6620 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21337130	ESKRIDGE	RANDY	CAROLYN	ESKRIDGE	6621 ALEXANDER RD	CHARLOTTE	NC	28270
2020-103	21307632	PENG	ELLIOTT			6623 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21307652	KELLY	THOMAS EDWARD JR			6623 PROVIDENCE RD	CHARLOTTE	NC	28270
2020-103	21307638	MARSEILLE	DAVID	GWENDOLYN	MARSEILLE	6624 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21307633	ABRAHAMSON	KRISTINE SIA	FREDERICK	ABRAHAMSON	6627 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21307637	TRIPLETT	ROBYN R	SHANE	TRIPLETT	6628 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21307636	MAGNO	MICHAEL	CAROLINA	MAGNO	6632 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21307634	ORDAN	RANDY M	RENEE P	HUDSON	6633 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21307635	MCGARITY	WILLIAM DEARMON	SUSAN DEWEY	MCGARITY	6636 ELFREDA RD	CHARLOTTE	NC	28270
2020-103	21128120	WHITLOW	ROBERT A	KATHARINE M	WHITLOW	6700 PROVIDENCE RD	CHARLOTTE	NC	28226
2020-103	21306114	SHERCK	STEVEN M	REBECCA J	SHERCK	6701 PROVIDENCE RD	CHARLOTTE	NC	28270
2020-103			Alexander Hall Owners / David		Murray	6709 Alexander Hall Drive	Charlotte	NC	28270
2020-103			Darby Hall Homeowners Annie		Martin	6714 Choppy Woods Cir	Charlotte	NC	28226
2020-103			Dixie/Berryhill Communi Sue		Friday	6725 Brookfield Pl	Charlotte	NC	28270
2020-103			Candlewyck Katrina		Somsel	6823 Candlewyck Lane	Charlotte	NC	28226
2020-103			Providence Woods Hom John		Collins	6955 Old Providence Rd	Charlotte	NC	28226
2020-103			Matthews Murkland Pres Angelece		Cook	7001 Old Providence Road	Charlotte	NC	28266
2020-103			Driftwood/Rosehaven Dr Judy		Warner	7211 Crown Colony Dr	Charlotte	NC	28270
2020-103	21102161	OLDE WHITE MANOR DEV LLC				7401 CARMEL EXECUTIVE CENTER STE 105	CHARLOTTE	NC	28226
2020-103	21102127	ALBA	JULIO CESAR HASSAN	CYNTHIA MELISSA	HASSAN	7932 PARK VISTA CIR	CHARLOTTE	NC	28226
2020-103			Chambery HOA	Kevin	Chapman	933 Dacavin Drive	Charlotte	NC	28226

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-103– Lat Purser & Associates, Inc.

Subject: Rezoning Petition No. 2020-103

Petitioner/Developer: Lat Purser & Associates, Inc.

Current Land Use: Residential

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: *Tuesday, September 1st, 2020 at 6:30 p.m.*
Virtual Meeting RSVP: *Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link. Please reference petition 2020-103 in your response.*

Date of Notice: 8/18/2020

We are assisting Lat Purser & Associates, Inc. (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site generally located at the northeast intersection of Providence Road and Alexander Road (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by August 31st.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email dujuanakeys@mvalaw.com or call 704.331.2371 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to rezone the ± 5.92-acre Site from R-3 to UR-2(CD), to allow the development of the site with a residential community with up to 80 units. The proposed units will be predominantly designed as 2 & 3 story town home style units.

The site plan associated with this rezoning petition proposes a variety of building types and sizes with a large majority of the buildings containing either two (2) or three (3) bedroom town home units. Building heights will also vary between two and three stories. A 25.5’ Class C Buffer with a fence will also be provided along the eastern and northern property lines. In addition, a 40-foot rear yard will be provided along the northern property line and a 25-rear yard will be provided along the eastern line property line. The area of the Site adjacent to an existing small pond will be left as an open space area with tree save areas, buffers, water quality treatment area, and the preservation of the portion of existing pond that is located on the Site. Streetscape improvements along Providence Road and Alexander Road will include the construction of an 8’ planting strip and 6’ sidewalk. Access to the Site will be from Providence Road and Alexander Road.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting**

to be held on Tuesday, September 1st, 2020, at 6:30 p.m. Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Keith MacVean (704-331-3531) keithmacvean@mvalaw.com - Thank you.

cc: Ed Driggs, Charlotte City Council District 7 Representative
David Pettine, Charlotte Planning, Design and Development Department
Lat Purser, Lat Purser & Associates, Inc.
Adam Purser, Lat Purser & Associates, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



REZONING PETITION 2020-103**COMMUNITY MEETING REGISTERED PARTICIPANTS**

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